

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: PROPOSED DISPOSITION OF 17 TAYLOR STREET
PROJECT NO. MASS. R-56

WHEREAS, the Boston Redevelopment Authority, hereinafter referred to as the "Authority" has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified project; and

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area, Project No. Mass. R-56, hereinafter referred to as the "Project Area" has been duly reviewed and approved in full compliance with local, state and federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking of the carrying out of urban renewal projects with Federal financial assistance under Title I, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, Low Cost Housing, Inc. has expressed an interest in developing 17 Taylor Street.

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Low Cost Housing, Inc. be and hereby is tentatively designated as developer of 17 Taylor Street, subject to:

- a. Publication of all public disclosure and issuance of all approvals required by the Massachusetts General Laws and Title I of the Housing Act of 1949, as amended.
- b. Submission within ninety (90) days in a form satisfactory to the Authority of:
 - (i) Evidence of the availability of necessary funds; and
 - (ii) Evidence of firm financing commitments from banks or other lending institutions; and
 - (iii) Final working drawings and specifications satisfactory to the Authority's staff.

2. That disposal of said parcel by negotiation is the appropriate method of making the land available for redevelopment.

3. That it is hereby determined that Low Cost Housing Corporation, Inc. possess the qualifications and financial resources necessary to acquire and develop the land in accordance with the Urban Renewal Plans for the Project Area.

4. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transactions in accordance with Section 105 (e) of the Housing Act of 1949, as amended, including information with respect to the Redeveloper's Statement for Public Disclosure (Federal Form H-6004).



17 TAYLOR ST
BLOCK 503
PARCEL 25

February 25, 1971

TO: Boston Redevelopment Authority

FROM: Robert T. Kenney

SUBJECT: SOUTH END URBAN RENEWAL AREA - MASS. R-56
TENTATIVE DESIGNATION OF DEVELOPER FOR 17 TAYLOR STREET

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Low Cost Housing Corporation, a non-profit organization presently completing the rehabilitation of a number of properties in the South End, has recently indicated its desire to join the MIT School of Architecture in the design and construction of a large single family home on a vacant lot at 17 Taylor Street in the South End. This property is in the process of being transferred from the City of Boston to the Authority.

This is a unique experiment with three major goals. First, there are many small vacant lots in the South End which do not readily lend themselves to large scale industrialized construction techniques. The parcel at 17 Taylor Street is 20 feet wide by 33 feet deep in an H3 building zone which allows a maximum floor area ratio of three. It is the intention of this proposal to make optimum use of this unusually small lot by providing one single family, two bedroom dwelling unit. The proposed unit is three stories high plus a basement, contains approximately 1,500 square feet, and has a small but adequate play area in the rear of the lot.

Second, considerable effort will be spent to develop prototypical construction methods and processes which can be repeated on a variety of these small sites, while at the same time maintaining sufficient flexibility in the design to compliment the diverse character of the neighborhoods in which these lots are located.

Finally, it is hoped that this project can demonstrate the effectiveness of tapping the resources and expertise of the universities in solving the housing problems of the inner city. For some time, students from the School of Architecture at MIT, under the direction of the faculty, have worked with Low Cost Housing in the rehabilitation of South End buildings. This relationship has provided an instructional tool for the students allowing them to see their concepts evolve from the drawing board to completion. At the same time, Low Cost Housing is able to obtain extremely competent rehabilitation at a minimal cost. Since last September, Professor Robert Goodman of the School of Architecture at MIT and several students in his design class have worked closely with Low Cost Housing, Inc. in an effort to design a prototypical dwelling unit for 17 Taylor Street which meets the above-stated goals.

The cost of the project, estimated at approximately \$32,000.00, will be assumed by the Low Cost Housing Corporation.

It is therefore recommended that the Authority tentatively designate Low Cost Housing Corporation developer of 17 Taylor Street.

An appropriate resolution is attached.